

# Notice of Preparation

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## Subject: Notice of Preparation for a Draft Environmental Impact Report

<b>Lead Agency:</b>	City of Carlsbad	<b>Consulting Firm:</b>	
<b>Agency Name:</b>	City of Carlsbad, Planning	<b>Firm Name:</b>	Cotton/Bridges/Associates
<b>Street Address:</b>	1635 Faraday Avenue	<b>Street Address:</b>	8954 Rio San Diego Drive, Suite 610
<b>City/State/Zip:</b>	Carlsbad, CA 92008	<b>City/State/Zip:</b>	San Diego, CA 92108
<b>Phone:</b>	(760) 602-4613	<b>Phone:</b>	(619) 291-1475
<b>Contact:</b>	Van Lynch	<b>Contact:</b>	Robert Edgerton

The City of Carlsbad will be the Lead Agency and will prepare a draft Environmental Impact Report (EIR) for the project identified below. The City of Carlsbad has revised the project description for the proposed project and is consequently re-circulating the Notice of Preparation. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

If your agency has commented on the previous NOP (released on April 24, 2003), then you need not respond to this revised NOP. All agency and public comments received during the original NOP period will be considered in the draft EIR. The revised project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study is attached.

Due to the time limits mandated by State Law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to the City of Carlsbad (Attn: Van Lynch) at the address shown above.

**Project Title and Number:** La Costa Town Square  
SCH#2003041159

**Project Location:** The proposed La Costa Town Square project site encompasses approximately 81.8 acres and is located in the southeastern portion of the City of Carlsbad in the western San Diego County. Regional access to the project site is provided by Interstate-5, located approximately 3.75 miles west of the project site. Local access to the project site is provided by Rancho Santa Fe Road and

La Costa Avenue. The project site is bounded on the west by the old alignment of Rancho Santa Fe Road; to the south by La Costa Avenue; to the east by La Costa Avenue and the San Diego Gas and Electric easement; and to the north by Rancho Santa Fe Road.

**Project Description:**

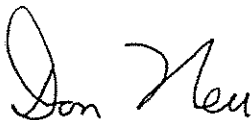
The proposed La Costa Town Square project involves the construction and operation of a mixed-use project that includes an estimated 302,000 square foot community shopping center, 53,000 square foot cinema, 30,193 square foot tenant warehouse, 63 single-family detached residential units, 120 multi-family residential units, and 45 affordable housing multi-family residential units.

**Probable Environmental Effects:**

The probable environmental effects associated with the proposed project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following subject areas will be analyzed in the EIR. The attached Initial Study Form provides a discussion related to each of these issue areas:

- X Aesthetics
- X Air Quality
- X Biological Resources
- X Cultural Resources
- X Geology/Soils
- X Hydrology/Water Quality
- X Land Use
- X Noise
- X Public Services and Utilities
- X Transportation/Circulation



Don Neu, Assistant Planning Director

4-25-05

Date

**Attachments:**

Project Description  
Initial Study Form

# *Project Description*

## **Project Site Location and Description**

The proposed La Costa Town Square project involves the construction and operation of a mixed-use project that includes an estimated 302,000 square foot community shopping center, 53,000 square foot cinema, 30,193 square foot tenant warehouse, 63 single-family detached residential units, 120 multi-family residential units, and 45 affordable housing multi-family residential units.

The proposed La Costa Town Square project site encompasses 81.8 acres and is located in the southeastern portion of the City of Carlsbad. Located thirty miles north of downtown San Diego, Carlsbad is a city with a population of approximately 93,000 people. Carlsbad is bordered to the north by the city of Oceanside; to the south by the city of Encinitas; to the east by the cities of Vista, San Marcos, and the County of San Diego; and on the west by the Pacific Ocean. The project site is generally located north of La Costa Avenue and east of Rancho Santa Fe Road. Regional access to the site is provided by Interstate-5, located approximately 3.75 miles west of the site. Local access to the project site is provided by Rancho Santa Fe Road and La Costa Avenue. Figure 1 depicts the regional location and local context of the project area.

The project site is bounded on the west by Rancho Santa Fe Road, to the south by La Costa Avenue, to the east by La Costa Avenue and a San Diego Gas and Electric (SDG&E) utility easement, and to the north by Rancho Santa Fe Road and the realigned Rancho Santa Fe Road. Figure 2 illustrates the general boundaries of the project area. Currently, the project site consists of vacant, undeveloped land, covered with soft wood shrubs.

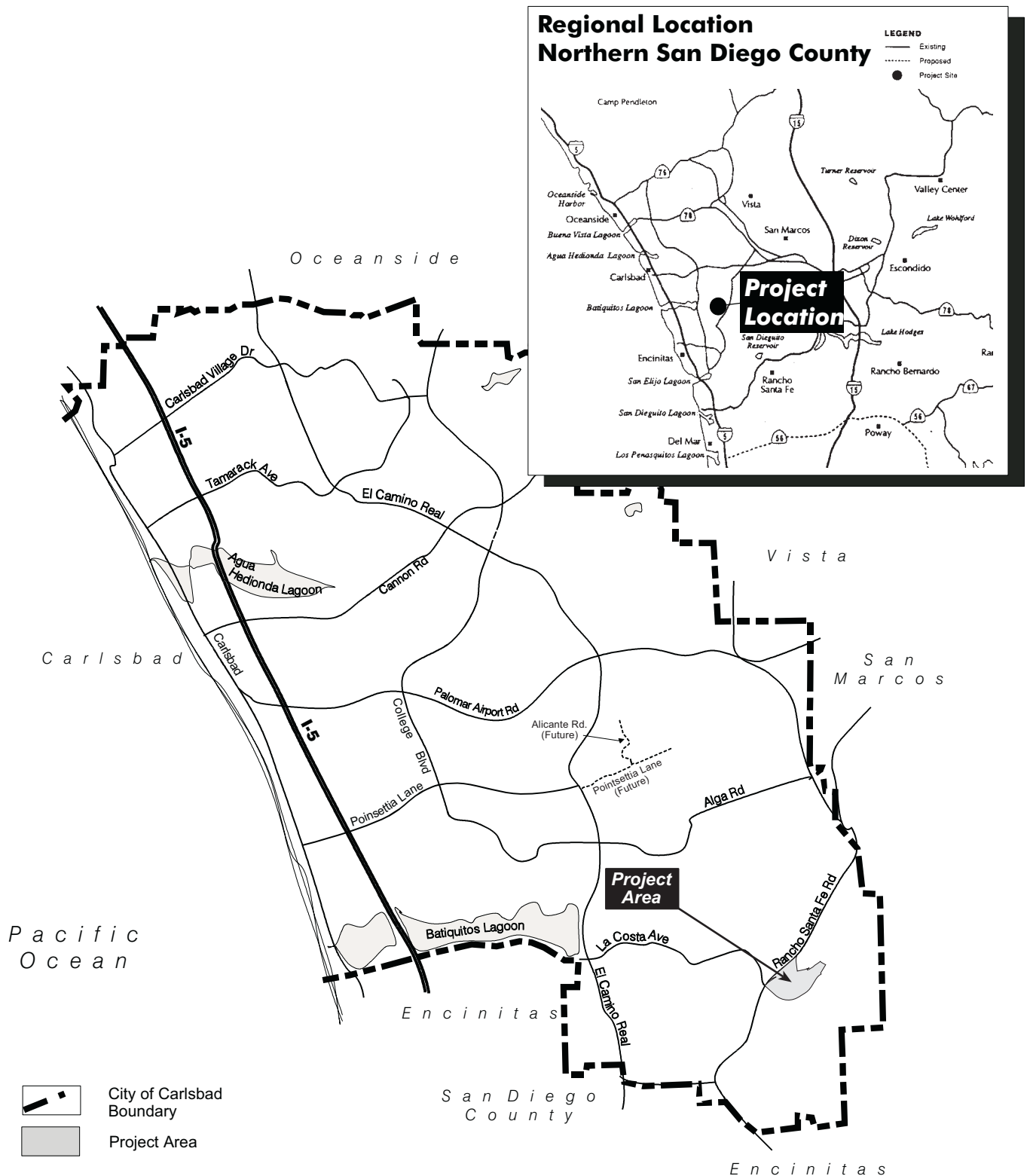
The project site elevation ranges from the low of approximately 265 feet above mean sea level (MSL) in the canyon east of the La Costa Avenue entrance to a high of approximately 380 feet MSL on the northern portion of the site. The site slopes generally to the west and southwest.

## **Project Background**

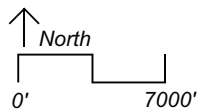
The project site is located within Villages SE 13, SE 14, and a portion of SE 8 of the La Costa Master Plan. The La Costa Master Plan (MP 149), which consists of 2,399 acres, was adopted by the City of Carlsbad in 1972 and has been periodically amended since its original adoption. The Villages of La Costa Master Plan has recently processed a major Master Plan Amendment and is currently under development.

The project site is owned by La Costa Town Square LLC and was annexed to the City of Carlsbad in 1972. The City's General Plan has designated the property for development as a commercial center since the early 1970's.

The La Costa Town Square is also included in the Habitat Conservation Plan/Ongoing Multi-Species Plan (HCP/OMSP) for Properties in the Southeast Quadrant of the City of Carlsbad, California finalized in 1995. This document was created to provide for the conservation of sensitive wildlife and habitat in the context of a proposed large-scale development plan. The HCP/OMSP will be implemented by the project.



SOURCE: CBA, Inc., 2001



**Figure 1**  
**Regional Location & Local Vicinity**





**n** 0 250 500 1,000 1,500 Feet

La Costa Town Square EIR

Figure 2  
Project Site Boundaries

City of Carlsbad  
April 2005



Development of the La Costa Town Square will be subject to all applicable City of Carlsbad Growth Management Plan, policies and ordinances at such time as this application was deemed complete.

## Project Characteristics

The La Costa Town Square project proposes the construction and operation of a mixed-use development containing retail, multi-family residential units, and single-family residential units, all integrated into a pedestrian-oriented neighborhood (Figure 3). The following provides a description of each component of the proposed project. Table 1 provides a summary of proposed uses.

Table 1  
La Costa Town Square Development Summary

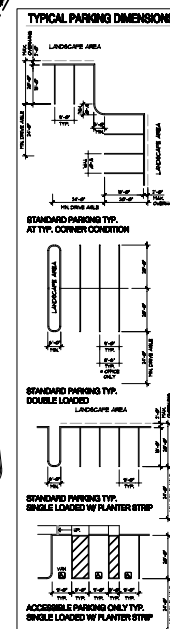
Proposed Land Use	Size
Community Shopping Center	302,000 square feet
Cinema	53,000 square feet (2,100 seats maximum)
Tenant Warehouse	30,193 square feet
Single-family Residential	63 dwelling units
Multi-family Residential (market rate)	120 dwelling units
Multi-family Residential (affordable housing)	45 dwelling units

## Master Tentative Parcel Map

The proposed Master Tentative Parcel Map would divide the project into three separate parcels consisting of a multi-family residential parcel, commercial parcel, and a residential parcel.

### *Multi-family Residential Parcel – Parcel No. 1*

The multi-family residential development is located in the northernmost corner of the project site on a 9.8 acre parcel. The parcel includes 1.9 acres of open space. After the realignment of the Rancho Santa Fe Road, a 70-foot wide easement containing a meandering recreational trail will be developed in the existing right-of-way northeast of the parcel separating the multi-family residential parcel from the residential development to the northeast. The parcel will also be north of Rancho Santa Fe Road and west of Paseo Lupino. The net developable area of this parcel is 5.6 acres and will allow for 120 market value multi-family residential units, 23 affordable low-income multi-family residential units, and eight affordable moderate-income multi-family residential units. The buildings will be up to three stories with a maximum building height of 35 feet over underground parking. The multi-family residential development will be required to provide 50 foot setbacks from Rancho Santa Fe Road, 80 foot setbacks from the northeasterly property line, and 30 foot setbacks from the old alignment of Rancho Santa Fe Road. Access to the parcel will be provided from Paseo Lupino.

[illegible]

City of Carlsbad  
April 2005

### *Commercial Tentative Map – Parcel No. 2*

The commercial parcel consists of 31 commercial lots and 14 residential affordable low-income multi-family dwelling units on 44.0 gross acres. This parcel is located south of the realigned Rancho Santa Fe Road, east of the existing Rancho Santa Fe Road, north of the La Costa Avenue, and west of the proposed 63 single-family home residential development. The parcel also includes 0.35 acres of the proposed land exchange of Rancho Santa Fe Road which would be located along the northern boundary of the commercial and residential parcels.

The commercial parcel will be subdivided with condominium units and postage stamp lots. A non-residential planned development permit is included for the commercial lots. The project includes some commercial uses located in two- and three-story configurations and a multi-level parking garage with specific areas assigned for specific uses. The local community shopping center consists of approximately 302,000 square feet of retail uses, including: restaurants; shops; drive-thru banks; a gas station; retail; grocery store; and a two-level department store with a 53,000 square foot cinema. Open space on the easterly edges of the commercial development will separate it from the adjacent residential parcel.

Access to the commercial parcel will be provided from four locations. La Costa Avenue will have two signalized entrances to the site. Additionally, the realigned Rancho Santa Fe Road will provide one northbound “right turn only” entrance and one signalized entrance to the site. The commercial parcel will provide an estimated 2,354 parking spaces including the two-level parking structure and a parking deck.

### *Residential Tentative Map – Parcel No. 3*

The residential parcel consists of 68 lots, including 63 single-family lots (Lots 1-63) and five open space lots (Lots 64-68). The single-family lot sizes range from 7,500 square feet up to 24,730 square feet. The five open space lot sizes range from 14,460 square feet up to 172,190 square feet. Access to the residential homes will be provided from an entrance on La Costa Avenue. Pedestrian access ways will be provided to the commercial parcel near Rancho Santa Fe Road and La Costa Avenue.

### **Landscape Concept**

The landscape theme for the project is based on European/Tuscan form of style and architecture. Landscape features such as open plazas, visual landmarks, water features, specialty paving, site furniture, tree and rich planting will be included in the landscape concept.

### **Open Space**

The project proposes an open space buffer (Lots 64-68) surrounding the residential development, totaling 5.3 acres. The open space buffer (Lot 68 totaling 3.4 acres), located between the residential and commercial parcels includes a pedestrian trail system and a detention basin. The open space will create privacy to the residences from surrounding roadways and commercial uses. Additionally, the open space will provide recreational opportunities for the residents while making the areas surrounding the residential development more aesthetically appealing.

## Detention Basins

The project includes two detention basins. One detention basin equipped with storm drain connections is located on the southern edge of the commercial parcel along La Costa Avenue, while the second basin is located on the southern edge of the open space buffer on Lot 68. The detention basins are designed to provide flood control by collecting overflow water from the proposed development.

## Grading/Hillside Development Permit

The grading of the project site includes maximum cut depths of 25 feet (associated with the subterranean parking levels). Graded cut-slopes are planned at gradients of 2:1 (horizontal to vertical) or less. Maximum thickness of fills is estimated at 35 feet (south central canyon fill). Graded fill-slopes are planned at gradients of 2:1 (horizontal to vertical) or less. The tallest slope will be approximately 48 feet, located at the detention basin on the southern portion of the open space Lot 68.

The overall grading of the project will average 9,870 cubic yards per acre based on the commercial parcel at 11,000 cubic yards per acre and the single-family residential parcel at 8,740 cubic yards per acre. The multi-family parcel was previously graded during the construction of Rancho Santa Fe Road.

## Building Height

Code Section 21.28.030 (d) indicates that the Carlsbad City Council may approve a height limit up to 55 feet for projects of 40 or more acres when the Council can make six specific findings for the proposed project. In addition, Code Section 21.46.020 allows for protrusion above height limits for areas of a building that does not include or provide for additional floor space. The project proposes the height of the roof line over the large retail building (Building 27) entrance to be at 55 feet and the height of the theme tower will be 55 feet.

## Public Services

Water service to the project site will be provided by the Olivenhain Municipal Water District, while the Leucadia Municipal Water District will provide sewer services to the site. The City of Carlsbad will maintain the storm drain facilities on the site. Gas and electricity will be provided by San Diego Gas & Electric (SDG&E). The project site is located within the Encinitas Union School District and the San Dieguito Union High School District. The two school districts will provide school services to the residents on the project site.

## Project Objectives

- X Strengthen the City's tax base and provide increased job opportunities for local residents through the provision of employment-generating uses.
- X As identified in the La Costa Master Plan, the development area as within the community core. Uses within the core area included clustered multi-family/single-family residential,

- community commercial, and public park. The project objective is to provide commercial services within the core area to the surrounding residential developments.
- X To create a distinctive sense of place and identity for the community.
  - X To ensure that the surrounding residential areas are adequately served by a commercial center.
  - X Conform to and implement the City's Growth Management Program, General Plan and associated policies, ordinances and goals.
  - X Commercial – To ensure that all residential areas are adequately served by commercial areas in terms of daily shopping needs which include convenience goods, food, and personal services.
  - X Residential – To offer safe, attractive residential areas with a range of housing types, styles and price levels in a variety of locations, compatible with surrounding areas.

## Intended Uses of the EIR

The following provides a list of the discretionary actions that will be under consideration by the Lead Agency as part of the approval of the proposed project.

1. **General Plan Amendment.** The applicant is requesting an amendment to the General Plan to adjust the commercial, open space and residential land uses of the project site. Because the zoning of the project site is Planned Community, the General Plan needs to be amended to reflect the proposed Master Plan amendments described below (see Item #2). The existing General Plan Land Use Map designated Open Space will be realigned to maintain an open space buffer between the commercial and residential land uses.
2. **La Costa Master Plan Amendment MP 149(Q).** The project requires an amendment to an existing La Costa Master Plan provision. The amendment will make an adjustment of the open space boundary between the single-family residential and the commercial land uses.
3. **Local Facilities Management Plan Zone 11 Amendment.** An amendment to the LFMP Zone 11 is being proposed for the project to address the changes in land use. The amended LFMPs describe all public facilities requirements and set forth the timing of installation and financing for all public facilities.
4. **Master Tentative Parcel Map.** A Master Tentative Parcel Map, which covers the entire project site, is proposed to subdivide the project up into three separate lots, consisting of commercial, and the single-family and multi-family residential uses.
5. **Commercial Tentative Map.** A Commercial Tentative Map is proposed for the commercial portion of the project. The commercial parcel will be development as a condominium and postage stamp lots.

6. **Residential Tentative Map.** The residential tentative map would create 63 R-1-7500 square foot single family lots and five open space lots.
7. **Hillside Development Permit.** The proposed grading must be conducted in conformance with the City of Carlsbad Hillside Development Ordinance.
9. **Condominium Permit.** A condominium permit is required for the airspace subdivision of the commercial units.
10. **Participation in the implementation of HCP/OMSP.** The project is included in and will comply with the Implementation Agreement for the HCP/OSMP. The Villages of La Costa Master Plan has established and defined permanent preservation of Conserved Habitat Area and appropriate Impact Areas within each of the three Villages of La Costa projects.

## Subsequent Approvals

Subsequent approvals by the City of Carlsbad will be required to implement the proposed project. These subsequent approvals include approval of subdivision, planned development permit and other related implementing actions, including but not limited to grading and building permits. The approvals are necessary for project implementation, are considered as part of the whole of the project, and as such are evaluated in the environmental analysis of this EIR.

## Discretionary Actions and/or Approvals by Other Agencies

*U.S. Army Corps of Engineers:* Projects that include potential dredge or fill impacts to the “water of the U.S.” (including wetlands) are subject to Section 404 of the Clean Water Act. The proposed project would impact jurisdictional waters and wetlands on the site. These impacts are not covered by the Habitat Conservation Plan/Ongoing Multi-Species Plan (HCP/OMSP) and will require additional mitigation. A mitigation plan for these impacts is proposed and is discussed in *Section 5.6 Biological Resources* of the EIR. The discussion and analysis contained in the EIR is intended to provide the U.S. Army Corps of Engineers the information needed to grant a Section 404 permit.

*California Department of Fish and Game:* The California Department of Fish and Game (CDFG) has the authority to reach an agreement with an agency or private party proposing to affect intermittent or permanent wetlands habitat, pursuant to Section 1603 (streambed alternation agreement) of the Fish and Game Code. The CDFG evaluates the impact and proposed mitigation, if any, during the preparation of environmental documentation. In accordance with its policy of “no net loss of wetland habitats,” CDFG requires mitigation for all impacts to any wetlands, regardless of acreage. It is anticipated that the project applicant would be required to obtain a Section 1603 agreement due to alterations of the project site drainage. Where a state-listed threatened or endangered species occurs on a project site, the CDFG also would be responsible of the issuance of a Memorandum of Understanding (MOU) to ensure the conservation, enhancement, protection and restoration of state-listed threatened or endangered species and their habitats.

*U.S. Fish and Wildlife Service:* The U.S. Fish and Wildlife Service (USFWS) is authorized under the Endangered Species Act of 1972 (ESA) to establish lists of endangered and threatened plants and animals and to identify critical habitats for listed species. If a listed species or critical habitat may be present within the impact area of the proposed project, a biological assessment is required under the ESA. If it is then determined that a proposed project will affect a listed endangered or threatened species or critical habitat, a formal consultation and approved habitat conservation program is required with USFWS in order to identify mitigation measures required to be added as a condition of project approval, as a pre-condition issuance of a "incidental take permit." If the proposed project will potentially impact an endangered plant, habitat or animal, the project will be required to comply with the ESA of 1972.

The proposed project is included in the Habitat Conservation Plan/Ongoing Multi-Species Plan (HCP/OMSP) for Properties in the Southeast Quadrant of the City of Carlsbad, California finalized in 1995. The document was created by the City of Carlsbad, Fieldstone, La Costa Associates, CDFG, and USFWS to provide for the conservation of sensitive wildlife and habitat in the context of a proposed large-scale development plan. The HCP/OMSP identifies 66 species of concern and provides an impact analysis of the proposed development in regard to these species. In addition, the plan provides for the dedication of open space both on-site and off-site as mitigation for impact to the species of concern and affiliated habitat.

*San Diego Regional Water Quality Control Board:* The San Diego Regional Water Quality Control Board (SDRWQCB) is one of nine regional boards under the California "State Water Resources Control Board" (SWRCB). Under the direction of the SWRCB, the SDRWQCB exercises authority under the Federal Clean Water Act and correlative state statutes to regulate the discharge of "waste" into waters of the United States within its San Diego region of influence. Regulation in part is done through obtainment of Section 401 Water Quality Certification. Section 401 Certification is based on a finding that the proposed project Section 404 discharge will comply with all pertinent water quality standards as established by the SDRWQCB. As part of Section 401 Certification, conditions may be devised by the SDRWQCB in order to remove or mitigate potential impacts to water quality standards. If a project is denied certification, a Section 404 permit cannot be issued for the project.

## Lead, Responsible, and Trustee Agencies

### Lead Agency

In conformance with Sections 15050 and 15367 of the State CEQA Guidelines, the City of Carlsbad has been designated the "lead agency" which is defined as "the public agency which has the principal responsibility for carrying out or approving a project."

### Possible Responsible/Trustee Agencies

Responsible Agencies are those agencies which have discretionary approval over one or more actions involved with development of the proposed project site. Trustee Agencies are state agencies having discretionary approval or jurisdiction by law over natural resources affected by a project. These agencies may include, but are not limited to the following:



*Responsible Agencies*

U.S. Fish and Wildlife Service  
U.S. Army Corps of Engineers (Section 404 permit)  
San Diego Air Pollution Control District  
San Diego Regional Water Quality Control Board (NPDES) (Section 401 certification or waiver)

*Trustee Agency*

California Department of Fish and Game (Section 1603 permit)  
Local Water Districts  
Local School Districts

## **ENVIRONMENTAL IMPACT ASSESSMENT FORM - PART II**

CASE NO: GPA 01-02 / LFMP 11(A)/ MP 149 (R)/ CT 01-09/ CP 01-03/ SDP 01-04/ HDP 01-05

DATE: August 9, 2001

### **BACKGROUND**

1. CASE NAME: La Costa Town Square
2. APPLICANT: La Costa Town Square LLC,
3. ADDRESSES AND PHONE NUMBER OF APPLICANT: 5355 Avenida Encinas, Suite 209, Carlsbad CA 92008 – (760) 431-7612
4. DATE EIA FORM PART I SUBMITTED: March 22, 2001
5. PROJECT DESCRIPTION: Construction and operation of a mixed-use project that includes an estimated 302,000 square foot community shopping center, 53,000 square foot cinema, 30,193 square foot tenant warehouse, 63 single-family detached residential units, 120 multi-family residential units, and 45 affordable housing multi-family residential units.

### **SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The summary of environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” or “Potentially Significant Impact Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

- |                                                           |                                                                        |                                                      |
|-----------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------|
| <input checked="" type="checkbox"/> Land Use and Planning | <input checked="" type="checkbox"/> Transportation/Circulation         | <input type="checkbox"/> Public Services             |
| <input type="checkbox"/> Population and Housing           | <input checked="" type="checkbox"/> Biological Resources               | <input type="checkbox"/> Utilities & Service Systems |
| <input checked="" type="checkbox"/> Geological Problems   | <input type="checkbox"/> Energy & Mineral Resources                    | <input checked="" type="checkbox"/> Aesthetics       |
| <input checked="" type="checkbox"/> Water                 | <input checked="" type="checkbox"/> Hazards                            | <input type="checkbox"/> Cultural Resources          |
| <input checked="" type="checkbox"/> Air Quality           | <input checked="" type="checkbox"/> Noise                              | <input type="checkbox"/> Recreation                  |
|                                                           | <input checked="" type="checkbox"/> Mandatory Findings of Significance |                                                      |

DETERMINATION.

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☒ I find that the proposed project MAY have significant effect(s) on the environment, but at least one potentially significant effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier Master Environmental Impact Review (MEIR 93-01) pursuant to applicable standards and (b) have been voided or mitigated pursuant to that earlier Master Environmental Review (MEIR 93-01), including revisions or mitigation measures that are imposed upon the proposed project. Therefore, a Notice of Prior Compliance has been prepared.

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Planner Signature

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Date

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Planning Director's Signature

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Date

## ENVIRONMENTAL IMPACTS

STATE CEQA GUIDELINES, Chapter 3, Article 5, Section 15063 requires that the City conduct an Environmental Impact Assessment to determine if a project may have a significant effect on the environment. The Environmental Impact Assessment appears in the following pages in the form of a checklist. This checklist identifies any physical, biological and human factors that might be impacted by the proposed project and provides the City with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Negative Declaration, or to rely on a previously approved EIR or Negative Declaration.

- A brief explanation is required for all answers except “No Impact” answers that are adequately supported by an information source cited in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved. A “No Impact” answer should be explained when there is no source document to refer to, or it is based on project-specific factors as well as general standards.
- “Less Than Significant Impact” applies where there is supporting evidence that the potential impact is not adversely significant, and the impact does not exceed adopted general standards and policies.
- “Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The developer must agree to the mitigation, and the City must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant.
- Based on an “EIA-Part II”, if a proposed project could have a potentially significant effect on the environment, but **all** potentially significant effects (a) have been analyzed adequately in an earlier EIR or Mitigated Negative Declaration pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Mitigated Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, and none of the circumstances requiring a supplement to or supplemental EIR are present and all the mitigation measures required by the prior environmental document have been incorporated into this project, then no additional environmental document is required (Prior Compliance).
- When “Potentially Significant Impact” is checked the project is not necessarily required to prepare an EIR if the significant effect has been analyzed adequately in an earlier EIR pursuant to applicable standards and the effect will be mitigated, or a “Statement of Overriding Considerations” has been made pursuant to that earlier EIR.
- A Negative Declaration may be prepared if the City perceives no substantial evidence that the project or any of its aspects may cause a significant effect on the environment.

- If there are one or more potentially significant effects, the City may avoid preparing an EIR if there are mitigation measures to clearly reduce impacts to less than significant, and those mitigation measures are agreed to by the developer prior to public review. In this case, the appropriate “Potentially Significant Impact Unless Mitigation Incorporated” may be checked and a Mitigated Negative Declaration may be prepared.
- An EIR must be prepared if “Potentially Significant Impact” is checked, and including but not limited to the following circumstances: (1) the potentially significant effect has not been discussed or mitigated in an Earlier EIR pursuant to applicable standards, and the developer does not agree to mitigation measures that reduce the impact to less than significant; (2) a “Statement of Overriding Considerations” for the significant impact has not been made pursuant to an earlier EIR; (3) proposed mitigation measures do not reduce the impact to less than significant, or; (4) through the EIA-Part II analysis it is not possible to determine the level of significance for a potentially adverse effect, or determine the effectiveness of a mitigation measure in reducing a potentially significant effect to below a level of significance.

A discussion of potential impacts and the proposed mitigation measures appears at the end of the form under DISCUSSION OF ENVIRONMENTAL EVALUATION. Particular attention should be given to discussing mitigation for impacts which would otherwise be determined significant.

Issues (and Supporting Information Sources).	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. LAND USE AND PLANNING. Would the proposal:</b>				
a) Conflict with general plan designation or zoning? (Source #1:Pgs 5.6-1 - 5.6-18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? (#1:Pgs 5.6-1 - 5.6-18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be incompatible with existing land use in the vicinity? (#1:Pgs 5.6-1 - 5.6-18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)? (#1:Pgs 5.6-1 - 5.6-18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community) (#1:Pgs 5.6-1 - 5.6-18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>II. POPULATION AND HOUSING. Would the proposal:</b>				
a) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:</b>				
a) Fault rupture? (#1:Pgs 5.1-1 - 5.1-15, #2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Seismic ground shaking? (#1:Pgs 5.1-1 - 5.1-15, #2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Seismic ground failure, including liquefaction? (#1:Pgs 5.1-1 - 5.1-15, #2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Seiche, tsunami, or volcanic hazard? (#1:Pgs 5.1-1 - 5.1-15, #2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Landslides or mudflows? (#1:Pgs 5.1-1 - 5.1-15, #2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (#1:Pgs 5.1-1 - 5.1-15, #2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Subsidence of the land? (#1:Pgs 5.1-1 - 5.1-15, #2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expansive soils? (#1:Pgs 5.1-1 - 5.1-15, #2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Unique geologic or physical features? (#1:Pgs 5.1-1 - 5.1-15, #2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>IV. WATER. Would the proposal result in:</b>				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (#1:Pgs 5.2-1 - 5.2-11, #3)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people or property to water related hazards such as flooding? (#1:Pgs 5.2-1 - 5.2-11, #7)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)? (#1:Pgs 5.2-1 - 5.2-11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources).	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Changes in the amount of surface water in any water body? (#1:Pgs 5.2-1 - 5.2-11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Changes in currents, or the course or direction of water movements? (#1:Pgs 5.2-1 - 5.2-11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Changes in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? (#1:Pgs 5.2-1 - 5.2-11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Altered direction or rate of flow of groundwater? (#1:Pgs 5.2-1 - 5.2-11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Impacts to groundwater quality? (#1:Pgs 5.2-1 - 5.2-11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (#1:Pgs 5.2-1 - 5.2-11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V. AIR QUALITY. Would the proposal:				
a) Violate any air quality standard or contribute to an existing or projected air quality violation? (#1:Pgs 5.3-1 - 5.3-12)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Expose sensitive receptors to pollutants? (#1:Pgs 5.3-1 - 5.3-12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Alter air movement, moisture, or temperature, or cause any change in climate? (#1:Pgs 5.3-1 - 5.3-12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create objectionable odors? (#1:Pgs 5.3-1 - 5.3-12)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:				
a) Increased vehicle trips or traffic congestion? (#1:Pgs 5.7-1 - 5.7-22)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? (#1:Pgs 5.7-1 - 5.7-22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Inadequate emergency access or access to nearby uses? (#1:Pgs 5.7-1 - 5.7-22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Insufficient parking capacity on-site or off-site? (#1:Pgs 5.7-1 - 5.7-22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Hazards or barriers for pedestrians or bicyclists? (#1:Pgs 5.7-1 - 5.7-22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)? (#1:Pgs 5.7-1 - 5.7-22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Rail, waterborne or air traffic impacts? (#1:Pgs 5.7-1 - 5.7-22)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:				
a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? (#1:Pgs 5.4-1 - 5.4-24)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Locally designated species (e.g. heritage trees)? (#1:Pgs 5.4-1 - 5.4-24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Issues (and Supporting Information Sources).	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)? (#1:Pgs 5.4-1 - 5.4-24)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Wetland habitat (e.g. marsh, riparian and vernal pool)? (#1:Pgs 5.4-1 - 5.4-24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Wildlife dispersal or migration corridors? (#1:Pgs 5.4-1 - 5.4-24)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:				
a) Conflict with adopted energy conservation plans? (#1:Pgs 5.12.1-1 - 5.12.1-5 & 5.13-1 - 5.13-9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Use non-renewable resources in a wasteful and inefficient manner? (#1:Pgs 5.12.1-1 - 5.12.1-5 & 5.13-1 - 5.13-9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? (#1:Pgs 5.12.1-1 - 5.12.1-5 & 5.13-1 - 5.13-9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 IX. HAZARDS. Would the proposal involve:				
a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? (#1:Pgs 5.10.1-1 - 5.10.1-5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Possible interference with an emergency response plan or emergency evacuation plan? (#1:Pgs 5.10.1-1 - 5.10.1-5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The creation of any health hazard or potential health hazards? (#1:Pgs 5.10.1-1 - 5.10.1-5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of people to existing sources of potential health hazards? (#1:Pgs 5.10.1-1 - 5.10.1-5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Increase fire hazard in areas with flammable brush, grass, or trees? (#1:Pgs 5.10.1-1 - 5.10.1-5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 X. NOISE. Would the proposal result in:				
a) Increases in existing noise levels? (#1:Pgs 5.9-1 - 5.9-15, # 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of people to severe noise levels? (#1:Pgs 5.9-1 - 5.9-15, # 4)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:				
a) Fire protection? (#1:Pgs 5.12.5-1 - 5.12.5-6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (#1:Pgs 5.12.6-1 - 5.12.6-4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (#1:Pgs 5.12.7.1 - 5.12.7-5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Maintenance of public facilities, including roads? (#1:Pgs 5.12.1-1 - 5.12.8-7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other governmental services? (#1:Pgs 5.12.1-1 - 5.12.8-7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues (and Supporting Information Sources).	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. UTILITIES AND SERVICES SYSTEMS.</b> Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:				
a) Power or natural gas? (#1:Pgs 5.12.1-1 - 5.12.1-5 & 5.13-1 - 5.13-9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Communications systems? (#1:Pgs 5.12.1-1 - 5.12.8-7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Local or regional water treatment or distribution facilities? (#1:Pgs 5.12.2-1 - 5.12.3-7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Sewer or septic tanks? (#1:Pgs 5.12.3-1 - 5.12.3-7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Storm water drainage? (#1:Pg 5.2-8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Solid waste disposal? (#1:Pgs 5.12.4-1 - 5.12.4-3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Local or regional water supplies? (#1:Pgs 5.12.2-1 - 5.12.3-7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XIII. AESTHETICS.</b> Would the proposal:				
a) Affect a scenic or vista or scenic highway? (#1:Pgs 5.11-1 - 5.11-5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have or demonstrate a negative aesthetic effect? (#1:Pgs 5.11-1 - 5.11-5)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Create light or glare? (#1:Pgs 5.11-1 - 5.11-5)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XIV. CULTURAL RESOURCES.</b> Would the proposal:				
a) Disturb paleontological resources? (#1:Pgs 5.8-1 - 5.8-10, # 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Disturb archaeological resources? (#1:Pgs 5.8-1 - 5.8-10, # 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Affect historical resources? (#1:Pgs 5.8-1 - 5.8-10, # 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have the potential to cause a physical change which would affect unique ethnic cultural values? (#1:Pgs 5.8-1 - 5.8-10, # 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Restrict existing religious or sacred uses within the potential impact area? (#1:Pgs 5.8-1 - 5.8-10, # 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XV. RECREATIONAL.</b> Would the proposal:				
a) Increase the demand for neighborhood or regional parks or other recreational facilities? (#1:Pgs 5.12.8-1 - 5.12.8-7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect existing recreational opportunities? (#1:Pgs 5.12.8-1 - 5.12.8-7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>XVI. MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues (and Supporting Information Sources).

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause the substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## XVII. EARLIER ANALYSES.

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following on attached sheets:

- a) Earlier analyses used. Identify earlier analyses and state where they are available for review.
- b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) Mitigation measures. For effects that are “Less than Significant with Mitigation Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

# DISCUSSION OF ENVIRONMENTAL EVALUATION

## **I. PROJECT DESCRIPTION/ENVIRONMENTAL SETTING**

The project includes a number of proposed discretionary actions which are as follows: 1) A General Plan Amendment, which will implement a function of the Habitat Conservation Plan/Ongoing Multi-species Plan (HCP/OMSP) and Implementation Agreement adopted in 1995 and modify the General Plan Land Use Designations by a rearrangement of the Commercial and Residential areas and to change the Office land use area to Residential High Density; 2) an amendment to the La Costa Master Plan to adjust the acreages of the Commercial and Office land use changes; 3) an Amendment to the Local Facilities Management Zone Plan for Zone 11; 4) a Tentative map for the residential lots and commercial lots; 5) A non-residential Condominium Permit; 6) Site Development Plans for the Commercial and Multi-family developments; 7) Hillside Development Permit; and 8) State and Federal permits as deemed necessary. Subsequent Site Development Plans/Conditional Use Permits may be required for the future commercial building on pads established by this project. The environmental analysis of the project will consider their potential impacts as a part of the overall project.

The project consists of a mixed-use development that includes an estimated 302,000 square foot community shopping center, 53,000 square foot cinema, 30,193 square foot tenant warehouse, 63 single-family detached residential units, 120 multi-family residential units, and 45 affordable housing multi-family residential units. Two two-story parking structures are proposed to provide a portion of the required parking.

## **II. ENVIRONMENTAL ANALYSIS**

### **B. Environmental Impact Discussion**

#### Land Use and Planning

A General Plan amendment is proposed to adjust the boundaries of the existing open space, commercial, office, and residential land use designations. This results in part by the realignment of Rancho Santa Fe road through the project site. The project proposes to eliminate the Professional Office land use and replace it with Residential High Density (15 to 23 units per acre).

#### Population and Housing

- a) The project will not exceed the population projections found in the growth management program as the southeastern quadrant of the city has not developed to its potential as projected.
- b) The project will not induce substantial growth in the area as the area is currently developed with the remainder of the vacant land within southeast Carlsbad (La Costa Master Plan) in the Master Plan approval process (MP149(Q)).
- c) The project site being vacant land will not displace existing housing. The project proposes to provide affordable housing as a component of the project, provided on-site or off-site through the purchase of housing credits in an existing affordable housing project.

## Geologic Problems

A geotechnical report has been prepared for the commercial and residential portions of the project. Geosols, Inc prepared the reports entitled Review of the Site Development Plan, La Costa Town Center-Commercial Area south of Rancho Santa Fe Road, APN 223-050-68 & 70 and 233-060-31 & 32, La Costa, City of Carlsbad, California and Review of Tentative Map for La Costa Town Center, APN 223-050-70 and 223-060-32, La Costa, City of Carlsbad, California. No significant soils or geologic conditions were identified that would preclude development of the commercial or residential areas. The major concerns were with the onsite disposal of volcanic/metavolcanic bedrock, the stabilization and/or buttressing of existing cut slopes along La Costa Avenue, the mitigation of potential adverse effects of highly expansive claystone bedrock near finish grade surfaces, the construction and subsurface drainage of the subterranean parking area, and rock hardness that would likely require blasting. The report contains recommendations to address the geotechnical concerns. Overall the project's grading is proposed to balance with no export or import of material.

## Water

The project will increase the amount of impervious surface, which will also increase the amount of surface runoff. Proposed development plans for the project include a storm drain system composed of underground drains, vegetated swales, and permanent detention/NPDES basins to direct and treat the runoff. Drainage patterns would generally follow the existing flow. No significant increase in soil erosion would be expected to occur with the implementation of the City's Grading Ordinance and Landscaping Manual. A report has been prepared, entitled Hydrology and Hydraulic Study for La Costa Town Center Tentative Map, O'Day Consultants dated February 22, 2001. The proposed drainage system would be designed by a licensed engineer qualified in hydrology and hydraulics and would ensure that there would be no net increase in the peak runoff rate as a result of a 10 year frequency storm. The project is located within the Batiquitos Lagoon watershed.

## Air Quality

During the construction phase, which may include blasting, some temporary dust may be generated. This will be confined to the areas proposed for grading and will not be of sufficient quantity to have any long-term or materially significant cumulative impacts. The implementation of subsequent projects that are consistent with and included in the updated 1994 General Plan will result in increased gas and electric power consumption and vehicle miles traveled. These subsequently result in increases in the emission of carbon monoxide, reactive organic gases, oxides of nitrogen and sulfur, and suspended particulates. These aerosols are the major contributors to air pollution in the City as well as in the San Diego Air Basin. Since the San Diego Air Basin is a "non-attainment basin", any additional air emissions are considered cumulatively significant: therefore, continued development to buildout as proposed in the updated General Plan will have cumulative significant impacts on the air quality of the region.

To lessen or minimize the impact on air quality associated with General Plan buildout, a variety of mitigation measures are recommended in the Final Master EIR. These include: 1) provisions for roadway and intersection improvements prior to or concurrent with development; 2) measures to reduce vehicle trips through the implementation of Congestion and Transportation Demand Management; 3) provisions to encourage alternative modes of transportation including mass transit services; 4) conditions to promote energy efficient building and site design; and 5)

participation in regional growth management strategies when adopted. The applicable and appropriate General Plan air quality mitigation measures have either been incorporated into the design of the project or are included as conditions of project approval.

Operation-related emissions are considered cumulatively significant because the project is located within a “non-attainment basin”, therefore, the “Initial Study” checklist is marked “Potentially Significant Impact”. Impacts will be evaluated and cumulative impacts will require a statement of overriding consideration.

#### Transportation/Circulation

The project will increase the number of vehicle trips and traffic congestion. The project is served by one existing circulation element roadway (La Costa Avenue) and will also be served by the future realigned Rancho Santa Fe roadway. The environmental impacts associated with the construction of Rancho Santa Fe are disclosed in the Final EIR prepared by the City of Carlsbad, dated January 1992 (SCH No. 90010850). A traffic study was prepared for the project, La Costa Town Center Traffic Study, Carlsbad, WPA Traffic Engineering, dated February 26, 2001, which identifies 23,100 total trip generation and at the year 2020 intersection analysis show that acceptable operations (LOS A through D) are projected at all of the study intersections except El Camino Real/La Costa and Rancho Santa Fe/Questhaven. Additional on-site truck loading area circulation design is also suggested.

To lessen or minimize the impact on circulation associated with General Plan buildout, numerous mitigation measures have been recommended in the Final Master EIR. These include measures to ensure the provision of circulation facilities concurrent with need; 2) provisions to develop alternative modes of transportation such as trails, bicycle routes, additional sidewalks, pedestrian linkages, and commuter rail systems; and 3) participation in regional circulation strategies when adopted. The diversion of regional through-traffic from a failing Interstate or State Highway onto City streets creates impacts that are not within the jurisdiction of the City to control. The applicable and appropriate General Plan circulation mitigation measures have either been incorporated into the design of the project or are included as conditions of project approval.

Regional related circulation impacts are considered cumulatively significant because of the failure of intersections at buildout of the General Plan due to regional through-traffic, therefore, the “Initial Study” checklist is marked “Potentially Significant Impact”. Impacts will be evaluated and cumulative impacts will require a statement of overriding consideration.

#### Biological Resources

The project site has plant and animal habitats that contain numerous individual plant and wildlife species. A Habitat Conservation Plan/Ongoing Multi-species Plan (HCP/OMSP) was approved for the project site in June 1995 by the City of Carlsbad. The approved HCP/OMSP addresses the needs of listed and unlisted species and provides mitigation for impacts to sensitive plant populations found on the site. A biological report was prepared for the project entitled Biological Technical Report for the La Costa Town Center Property, Carlsbad, California by Recon, dated March 16, 2001. Additionally, a survey for the federally listed endangered fairy shrimp species was conducted. A letter dated July 6, 2001 referenced as Focused Survey Results for the Federally Listed endangered Fairy Shrimp Species at the La Costa Town Center Property in Carlsbad, California (RECON Number 3465B) noted that there were no fairy shrimp

present on-site. The biological report identifies that one of the conservation areas, Southeast II, Parcel A, may have indirect impact from the development of the La Costa Town Square and recommends mitigation measures to avoid and minimize potential impacts. Additional mitigation will be required for the impacts to all jurisdictional and non-jurisdictional waters on site.

### Energy and Mineral Resources

Energy will be consumed at the project site in two phases. The first phase is during construction. The second phase addresses energy consumed after the project is completed and is being occupied. Energy consumed during construction is considered to be short-term and is therefore not a significant impact. Energy consumed after occupancy of the project would not have a significant impact, as building construction must comply with Title 24 of the California Administrative Code, which sets forth energy conservation requirements for new construction. Measures related to reducing the demand for automobile fuel would be addressed under the sections dealing with air quality and traffic.

No known mineral resources, other than aggregate, exist on the site.

### Hazards

The project does not involve a significant risk of an explosion based on the types of land uses proposed. The project does have the potential to negatively impact water quality as grease and oils from impervious surfaces, as well as fertilizers and pesticides used for project landscaping, could be carried off-site in drainage waters.

The residential project site has the potential to be inundated in the event of a dam breach of the Stanley A Mahr reservoir. Utility easements are located on the property. A San Diego Gas and Electric Company 100-foot electrical easement runs in an east-west direction along the northern portion of the residential project site. The potential to exposure to electromagnetic fields (EMF) exist on the site. Future residents of the project and users of the Citywide and local trails within the utility easement could be exposed to EMF.

The project is proposed where existing and proposed surrounding developments would eliminate the potential for significant fire hazards, as the fuel source would be removed. If this project were developed prior to the adjacent project, the project would incorporate brush management/fuel modifications zoned at the perimeters of the development to reduce the risk of exposure to wildfire.

### Noise

Noise associated with the loading dock and truck deliveries and HVAC equipment could effect existing and proposed residential areas. Traffic associated with Rancho Santa Fe Road and La Costa Avenue would result in significant noise impacts associated with the proposed residences. Mitigation measures which would reduce the impacts to a level of less than significant have been identified in a noised report entitled La Costa Town Center Project Environmental Noise Assessment, Pacific Noise Control, dated March 14, 2001.

### Public Service and Utilities and Services Systems



The project will have an impact of public services, which would be mitigated by the payment of development services fees.

#### Aesthetics

The project site is in its natural state except for the old Rancho Santa Fe Road alignment, which passes through the northern quarter of the site, which is currently being regraded for the new Rancho Santa Fe road alignment. The proposed grading of the site would alter the sites topography which may create a significant visual impact. An analysis of the potential visual impacts of the proposed development is needed. A visual simulation of the terrain with the proposed maximum height of buildings may be needed to analyze the potential impacts.

Development of the site would also generate new sources of light and glare. Lighting should be directed downward as to not significantly impact adjacent properties.

#### Cultural Resources

A Cultural resources update was prepared for the project site that summarized the three archaeological sites on the project site. Two of the sites were determined to be not significant and the third was found to be potentially significant. The third site, after further evaluation, was determined not to be an important archaeological resource area under CEQA. No further work was recommended for this resource.

The project site has the potential to produce significant paleontological resources. Mitigation measures have been recommended which if incorporated into the project would reduce the impacts to a level below significant.

#### Recreational

Demand for park facilities created by the development would be satisfied by the payment of park-in-lieu fees.

#### Mandatory Findings Of Significance

The project has the potential to significantly degrade the quality of the environment specifically with regard to impacts upon water quality and native habitat. Project impacts must be assessed with past, present, and future projects to determine if significant cumulative impacts would result.

Several potential environmental impacts identified in the initial study such as Landuse, Geology, Water, Air Quality, Transportation, Biological Resources, Noise, and Aesthetics can have substantial adverse effects on human beings and require further analysis to determine if a significant impact would be created.

### **III. EARLIER ANALYSES USED**

The following documents were used in the analysis of this project and are on file in the City of Carlsbad Planning Department located at 1635 Faraday Avenue, Carlsbad, California, 92008, (760) 602-4600.

1. Final Master Environmental Impact Report for the City of Carlsbad General Plan Update (MEIR 93-01), dated March 1994, City of Carlsbad Planning Department.
2. Review of the Site Development Plan, La Costa Town Center-Commercial Area south of Rancho Santa Fe Road, APN 223-050-68 & 70 and 233-060-31 & 32, La Costa , City of Carlsbad, California and Review of Tentative Map for La Costa Town Center, APN 223-050-70 and 223-060-32, La Costa, City of Carlsbad, California, Geosoils, Inc. Dated March 6, 2001.
3. Hydrology and Hydraulic Study for La Costa Town Center Tentative Map, O'Day Consultants, Inc. dated February 22, 2001
4. La Costa Town Center Project Environmental Noise Assessment, Pacific Noise Control, dated March 14, 2001.
5. Results of a Cultural Resource Update for the La Costa Town Center (RECON No. 3465A), RECON, letter dated February 20, 2001
6. Paleontological Resources, La Costa Town Center, Carlsbad, CA, San Diego Natural History Museum, letter dated February 20, 2001
7. Stanley A Mahr Dam, Dam Breach Analysis and Inundation Study, San Diego County, California, Hunsaker and Associates, dated February 7, 2000. (EIR 98-07)

#### LIST OF MITIGATING MEASURES

#### ATTACH MITIGATION MONITORING PROGRAM

APPLICANT CONCURRENCE WITH MITIGATION MEASURES

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE ABOVE MITIGATING MEASURES AND  
CONCUR WITH THE ADDITION OF THESE MEASURES TO THE PROJECT.

\_\_\_\_\_  
Date

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Signature